

CONWAY VILLAGE FIRE DISTRICT
SPECIAL MEETING
Thursday June 08, 2017
Minutes

Doug Burnell declared the Special Meeting open at 6:00 p.m.. The head table introduced themselves. Mr. Bamsey explained the reasons for the meeting; the catalyst for the Special Meeting being article 3 a lease with Solar Garden and another opportunity came to the District to sell some property to the Upper Saco Valley Land Trust. He went on to explain there is no expenditure here on the Districts part. Mr. Burnell then read Article 1.

Article 1: To see if the District shall authorize the Commissioners to sell a 5 +/- acre parcel of land located on Pine Hill/Knob Hill, Map 262, lot 71.01 to the Upper Saco Valley Land Trust for a purchase price as negotiated by the Board of Commissioners.

Motion was made by Mr. Bamsey to adopt Article 1 as written, seconded by Mr.

Digregorio; Discussion: Mr. Bamsey explained that this was 5 acres that was purchased with the possibility of putting a water tank there but we have since put the water tank on Bald Hill Rd. He went on to say the land is undevelopable. The reason the land would be sold to the Upper Saco Valley Land Trust is because they are purchasing 450 acres that encompasses the 5 acre parcel. There being no further discussion, vote was taken and the **Moderator declared Article 1 passed as written.**

Article 2: To see if the District shall authorize the Commissioners to sell a parcel of land and the building on it located on Olympic Lane, map 264 Lot 52.

Motion was made by Mr. Buco to adopt Article 2 as written, seconded by Mr. Digregorio.

Discussion: Mr. Buco explained this is a piece of real-estate with a small brick building on it that is right at the head of Olympic Lane. The District has no use for it. It goes way back in history and it has not been used for a long time. It represents expenses for us to maintain it and unknown liability. We have a buyer that is interested in making an offer on it so we thought we should put this article in to get authority from the voters as to whether or not they thought we should move forward. Patricia Sells said she is in favor of selling the building and she would like to express if the Commissioners make the decision to sell the building would they please take into special consideration, offering the abutters the first right of refusal. Please. Mr. Digregorio said he did not know if we would legally bind ourselves with first rights of refusal, but no one seems to be interested in it. Ms. Sells responded but that would give them first dibs. She would like more than anything to see them (the Schiavone's) have it and clean up the property, and due some due diligence. She went on to explain they inherited the property due to extenuating circumstances and suffered many hardships. Discussion around their hardships and Mr. Digregorio explaining he did not think we would legally bind ourselves with first right of refusal. There being no further discussion, vote was taken and the **Moderator declared Article 2 adopted as written.**

Article 3: To see if the District will vote to enter into a 20 year lease with the possibility of two five year extensions, between the Conway Village Fire District and New Hampshire Solar Garden pertaining to approximately 20 acres at the decommissioned Wastewater Treatment facility on Cesspool Drive. This **LEASE OF THE DISTRICT PROPERTY IS FOR THE CONSTRUCTION OF A SOLAR ENERGY GENERATING FACILITY.** **Motion was made by Mr. Digregorio to adopt Article 3 as written, seconded by Mr. Bamsey.**

Discussion: Mr. Digregorio opened the discussion and explained that this article was the catalyst for this special meeting. Andrew Keller was on hand to answer questions. Mr. Digregorio explained there is a lot to this. He went on to explain that we are looking at leasing the land for up to 30 years, we will get revenue from that land lease every year and we will negotiate the pilot tax program with them to also get revenue in lieu of taxes. The District will also get a savings on energy if we buy it through them. Mr. Digregorio explained there is a lot of stuff in the way of making this project happen. He went on to explain the hurdles and because we are involved in this project CVFD customers will be able to buy electricity for their homes. Jen Schivone asked more about this. Mr. Keller was given permission to speak from the moderator. Mr. Keller explained more how the program works. Ms. Snow confirmed with Mr. Keller District residents could sign up for the program first because there are a limited amount of slots. Mr. Keller said yes, we try to manage how many people show up and sign up first.

Bruno Vallieres asked what other towns have bought into this. Mr. Keller explained their work has spread across New Hampshire. They have projects in Milton, two large projects in Farmington, Antrim, Franklin, and Hillsboro. Discussion ensued. Mr. Vallieres questioned the sign up is it a bound contract. Mr. Keller said it is subscription based there are no terms required. Other solar projects require people signing up for long term. You can sign up long term if you want to. This project allows people to come and go. Mr. Vallieres asked what if he moves. Mr. Keller said if you move as long as you stay in Eversource service territory it doesn't matter where you move the law allows you to move however you want to.

Ms. Snow confirmed we don't need to sign up every year; we just need to make a phone call if we move. Mr. Vallieres asked if this is a large project. Mr. Keller said it is an average size project. Mr. Vallieres asked what happens after 30 years. Mr. Keller said there is decommissioning language in the contract. Explaining we have to remove all the equipment and put the land back the way it was. A brief discussion ensued around rates. Mr. Bamsey stated the benefit of this project, all we are doing as a District is leasing the land. Solar Garden owns the equipment; they will maintain and update the equipment. If they have to make improvement into the grid system they will have to pay for it. Mr. Bamsey wrapped up the conversation by saying the District will still have access to the land and the District will work with Solar Garden in regards to where the panels will be placed so they will not interfere in anyway with the Districts ability to perform whatever duties need to be performed in that area. Vote was taken to move the question. There being no further discussion, vote was taken and the **Moderator declared Article 3 adopted as written.**

The Moderator informed the voters that the Commissioners meeting will resume after the Special Meeting and was welcome to stay if they had further questions.

Meeting was adjourned without objection at 6:34 p.m.